

201-215 West Main Street --
Andrew Collins Building
215 W. Main St.
Madison
Jefferson County
Indiana

HABS No. IN-135 E

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IND,
39. MAD,
26-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127

HABS
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HISTORIC AMERICAN BUILDINGS SURVEY

201-215 West Main Street--

Andrew Collins Building

HABS No. IN-135E

Location: 215 West Main Street, Madison, Jefferson County, Indiana.
Present Owner: Merrill J. and Jeanette Davee
Present Occupant: Madison Insurance Agency
Present Use: Office space
Significance: The earliest building on Main Street, this corner building features a hipped roof.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Dates of erection: Ca. 1825-1830. According to the Tax Records of the City of Madison for 1837 and 1839, the property was already improved. The construction methods and design of this structure indicates a much earlier date, placing the construction of this building probably ca. 1825-1830 after the 1824 Lanier-Collins deed. This is the oldest commercial structure on Madison's Main Street.
2. Architect: Unknown.
3. Original and subsequent owners: The legal description of the property is part of Lot 26 in the First Addition West to the City of Madison, being 20 feet front on the south side of Main (Cross) Street. The following deed references may be located in the Recorder's Office of the Jefferson County Court House, Madison, Indiana:

1824 Warranty Deed, dated April 24, 1820; recorded in Deed Book D, page 68-69 on June 28, 1824. J. F. D. Lanier sold the title to the property, being 42 feet on the south side of Main (Cross) Street, to Andrew Collins for \$1800. J. F. D. Lanier had purchased the property from Robert and Nancy Branham, and Milton and Elizabeth Stapp on April 20, 1824 for \$800; Deed Book D, page 67.

1848 Sheriff's Deed, dated May 28, 1848; recorded in Deed Book 3, page 347 on May 31, 1848. Robert Rea, Sheriff of Jefferson County, sold the title of the property, being 22 feet on Main (Cross) Street, to John Mulvey at auction for \$100. The sale of the property was decreed by the Court

of Common Pleas on the 16th day of the October Term of 1847 as a result of the foreclosure on a mortgage of Andrew Collins for \$1725.

- 1855 Warranty Deed, dated April 12, 1855; recorded in Deed Book 11, page 515 on April 19, 1855. John and Rebecca Mulvey sold the title to the property, being 22 feet on the south line of Main (Cross) Street, to James M. Green for \$1600.
- 1870 Warranty Deed, dated December 5, 1870; recorded in Deed Book 33, page 339 on December 5, 1870. James M. and Eleanor Green sold the property to Charles Keinzle for \$2000.
- 1881 Warranty Deed, dated January 25, 1881; recorded in Deed Book 44, page 418 on January 25, 1881; Charles and Lizetta Keinzle sold the property to Anna C. Shawberger for \$2000.
- 1884 Warranty Deed, dated April 11, 1884; recorded in Deed Book 49, page 48 on April 14, 1884. Anna C. (Shawberger) Hillabold and her husband Harry A. sold the property to Mary McClaren for \$2300.
- 1897 Warranty Deed, dated November 30, 1897; recorded in Deed Book 66, page 578 on December 22, 1897. Mary McClaren sold the title of the property to Edward S. Coyle for \$9000, in a transaction involving two other properties.
- 1927 Decree of Last Will and Testament of Edward S. Coyle, dated December 17, 1927; recorded in Will Book 3, page 220 on May 8, 1931. The Last Will and Testament of Edward S. Coyle named Elizabeth M. O'Connor as the heir at law to his real and personal estate, which included the title to this property.
- 1930 Decree of the Last Will and Testament of Elizabeth M. O'Connor, dated January 30, 1930; recorded in Will Book 3, page 235 on November 18, 1931. Elizabeth M. O'Connor named Harry M. and Charles J. Lustig as her heir at law to her real and personal estate, which included the title to this property.
- 1931 Warranty Deed, dated November 16, 1931; recorded in Deed Book 99, page 126 on November 18, 1931. Harry M. and Josephine A. Lustig sold the title to his undivided one-half interest in the property to Lillie M. Lustig, widow of Charles J. Lustig, for \$1.00 and other considerations.

- 1936 Warranty Deed, dated March 31, 1936; recorded in Deed Book 101, page 512 on April 2, 1936. Lillie M. Lustig, heir and widow of Charles J. Lustig, sold the title to the property along with three other parcels to Paul F. Dowell for \$1.00 and other considerations.
- 1936 Warranty Deed, dated August 22, 1936; recorded in Deed Book 102, page 29 on August 22, 1936. Paul F. and Anna H. Dowell sold the title to the property to Florence Schofield for \$1.00 and other considerations.
- 1972 Executors Deed, dated June 28, 1972; recorded in Deed Book 156, page 761 on June 29, 1972. William Hutchinson, Executor to the Estate of Florence Schofield, sold the title of the property, along with three other parcels, to Merrill J. and Jeanette Davee, for \$17,750.00.
4. Original plans and construction: This small business house was originally built as a square, two-bay wide and two-bay deep structure with a hip roof. The building was not intended to be a part of a commercial block, but instead as a free-standing structure. The windows of the building originally had flat brick arches and stone lintels, which are still in place on the western and northern facades. The first-floor northern facade originally contained a single window and door, which has been replaced by the present arrangement.
5. Alterations and additions: Ca. 1890-1910, the northwest corner of the building was cut away, creating the present chamfered or canted corner. This created more space for the large plate-glass store window on the northern facade, and a cast-iron column was placed at the corner to support the weight of the second floor as it projects over this entrance.

At about the same time, the wooden addition on the east wall of this building was constructed to abut the western wall of 213 West Main. Within this same time period, a long storage wing was added to the south of the structure. The addition was originally covered with clapboards (still in place on the eastern wall), now covered by asphalt shingles.

- B. Historical Context: The building was probably constructed for Andrew Collins during his ownership of the property, ca. 1825-1830. Andrew Collins was an early merchant in Madison who was born in 1785, and had arrived in Madison by 1824. His daughter Rebecca married John Mulvey, a Madison tailor. Collins died on January 17, 1852, at age 67. Collins probably built this structure as his personal home, or as a combination business house and home.

Other businesses and owners of this building, according to the Madison Directories:

1859-1860	James M. Green Charles Keinzle	Tobacconist Shoemaker
1887-1888	Joseph Thomas	Saloon
1890-1891	James Gebast	Saloon
1909	Andrew Schuler	Saloon
1923	Albert J. Merret (215 1/2) Henry Carver	Job Printing Shoe Shine
1947	John S. Schofield	"Memorial Art Shop" Cemetery Monuments
1954	(215 1/2) Anger-Lee Office Supply Memorial Art Shop	
1959	(215 1/2) Toad Inn Restaurant	
1961	(215 1/2) Neal Reece Eggs	
1964	Fewell-Madison Monument Co. (215 1/2) Smokey's Cab waiting room	
1968	Merrill J. Davee	Madison Insurance Agency

C. Sources of Information:

1. Primary and unpublished sources:

Tax Lists and Assessments of the City of Madison, 1837-1890.
These records are presently stored in the basement of City Hall,
Madison, Indiana.

2. Secondary and published sources:

Madison Daily Courier: January 17, 1852.

Directories of the City of Madison, published by various firms.

Prepared by: John Linn Hopkins
Project Historian
Summer, 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This small building is the end unit of a group of buildings forming a street facade and has one of the few corner entrances and hipped roofs.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Overall dimensions: This two-story building measures approximately 22'-4" (two-bay front) x 25' with a 17' x 88' one-story rear addition.
2. Foundation: Stone.
3. Wall construction, finish and color: Common-bond brick. There is brick-patterned embossed metal on the rear wall of the front building. The rear addition is wood-framed with asphalt shingle siding.
4. Structural system, framing: Load-bearing brick walls with wooden framing on the front building and wooden frame structure on the rear addition. There is a cast-iron column on the northwest corner of the first floor.
5. Stoops: There are four concrete steps at the south entrance door. There is a badly deteriorated wooden stairway to the second floor on the east side of the building.
6. Chimneys: There is a brick chimney on the east side of the front building, with a projecting brick cap.
7. Openings:
 - a. Doorways and doors: The main entrance across the northwest corner has a wooden surround within a cast-iron surround and there is a sidelight on each side of the door. The wooden door has a nine-light glass pane above a wooden panel. Above the entranceway is a metal cornice with brackets and dentils.

On the west side of the addition is a doorway that has wooden surrounds, a wooden door with three wooden panels below three glass panes and an aluminum storm door. At the rear south side of the addition, there is a doorway with a flush panel wooden door in wooden surrounds. Next to this door is a wooden, overhead garage door.

- b. Windows and shutters: There is a large plate-glass window on the north facade of the first floor. It has wooden surrounds, a stone sill and a metal hood with a denticulated and bracketed cornice. Wooden windows in the rear addition have two-over-two-light double-hung sash, wooden surrounds and aluminum storm sash. Second-floor wooden windows have two-over-two-light double-hung sash with a flat arch lintel and stone sill.

8. Roof:

- a. Shape, covering: The front building has a hipped roof with asphalt shingles and the rear addition has a gable roof with asphalt shingles.
- b. Cornice, eaves: The hipped roof has a wooden boxed cornice and the gable roof has a wood fascia with metal gutter and downspouts.

C. Description of Interior:

1. Floor plans:

- a. First floor: The corner entrance leads into the office space. The one-room office has a door leading into the rear addition on the south. The addition is divided into three rooms with a garage on the rear.
- b. Second floor: The second floor is closed off and inaccessible.

2. Flooring: Wooden floors are covered with carpet and linoleum.

3. Walls and ceiling finish: The front building has plaster walls, a wood wainscot and acoustical tile ceiling. The rear addition has gypsum board walls and ceilings, painted.

4. Doorways and doors: Wooden panel doors and wooden surrounds.

5. Mechanical equipment:

- a. Heating: Modern heating and air-conditioning.
- b. Lighting: Modern lighting fixtures.

D. Site: The building sits on the south side of the street with an alley on the west. Across the alley is a service station and across the street are commercial structures.

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Prepared by: John P. White
Project Supervisor
July 1978

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with Historic Madison, Inc., and the Indiana Historical Society. Under the direction of John Poppeliers, Chief, H.A.B.S., and Kenneth L. Anderson, Jr., Principal Architect, the project was completed during the summer of 1978 at the Historic American Buildings Survey Field Office, Madison, Indiana, by John P. White, Project Supervisor (Associate Professor, Texas Tech University); John Hopkins, Project Historian (Skidmore College); and Student Assistant Architects Richard Berlinger (Rhode Island School of Design); Jon Lourie (University of Maryland); Eric Swanson (Rensselaer Polytechnic Institute); and Peter Whitehead (State University of New York at Buffalo). The written data were edited by Alison K. Hoagland, HABS Historian, in December, 1984.